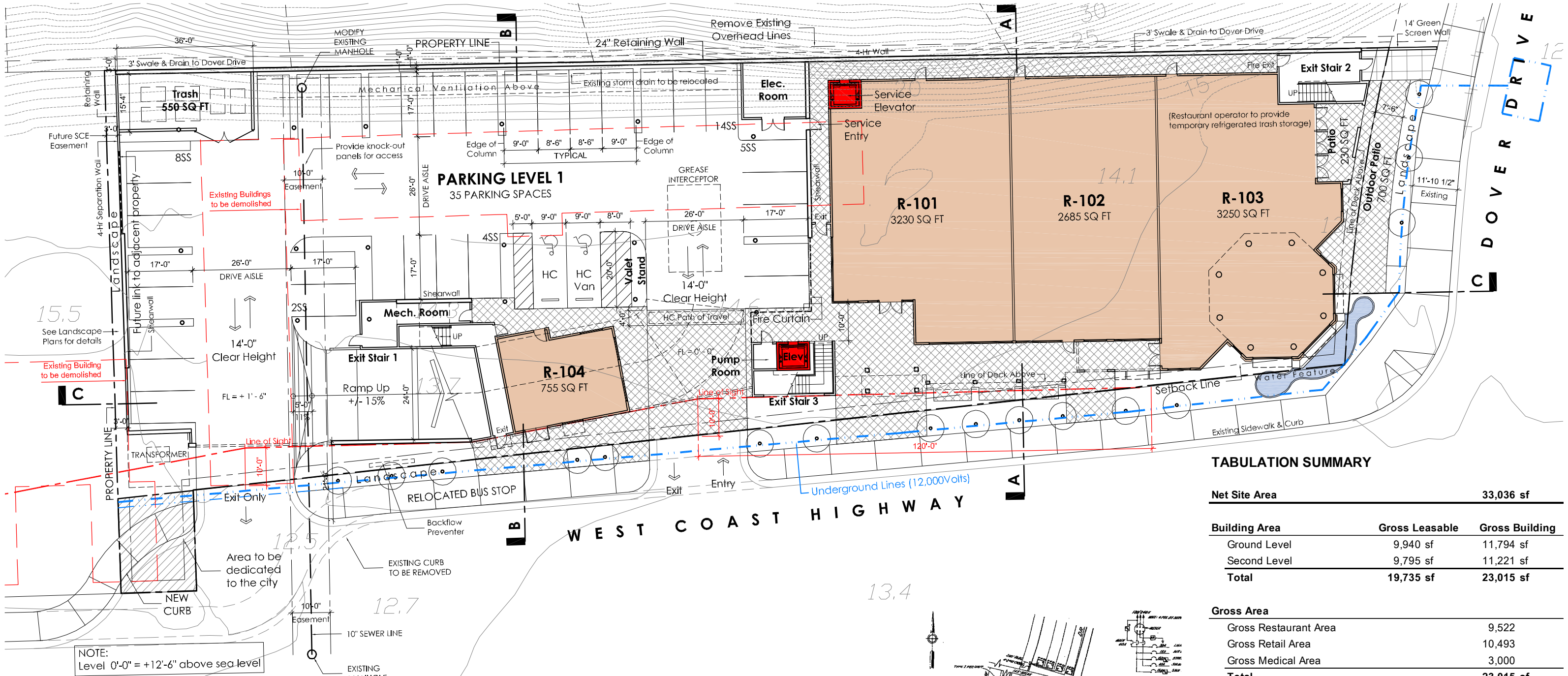


# **Attachment No. PC 3**

Project Plans





TABULATION SUMMARY

Net Site Area	33,036 sf	
---------------	-----------	--

Building Area	Gross Leasable	Gross Building
Ground Level	9,940 sf	11,794 sf
Second Level	9,795 sf	11,221 sf
Total	19,735 sf	23,015 sf

Gross Area		
Gross Restaurant Area		9,522
Gross Retail Area		10,493
Gross Medical Area		3,000
Total		23,015 sf

Parking Provided On-Site						
Level		HC Stalls	Standard Stalls	Tandem Stalls	Valet Only	Total
Ground Level	P1	2	33	0	0	35
Second Level	P2	1	24	16	5	46
Third Level	P3	2	18	30	5	55
Total		5	75	46	10	136

Mariner's Pointe

West Coast Highway at Dover Newport Beach, CA  
WINSTON'S JEWELERS c/o VBAS Properties, Inc  
18582 Beach Boulevard, Suite 226 Huntington Beach, CA 92648



Location Map Not to Scale

CODE INFORMATION:

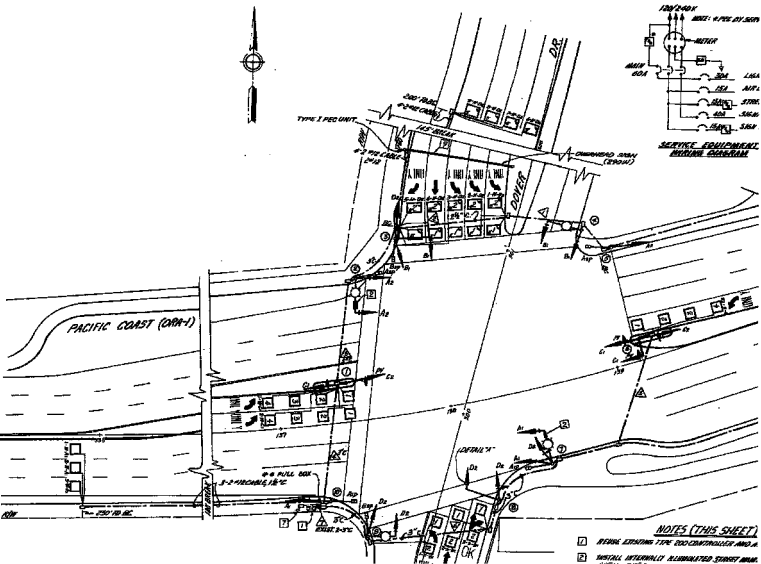
Project to comply with new code to be adapted by the City of Newport Beach - January 2011

Parking Structure:

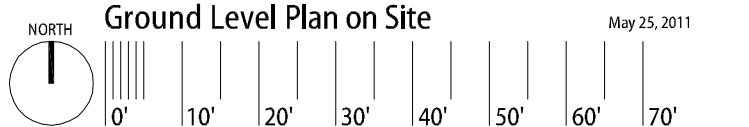
- Type I Construction
- Fully sprinklered with smoke detectors

Commercial Building:

- Type V Construction
- 1-Hour with 4-Hour Separation at Property Line

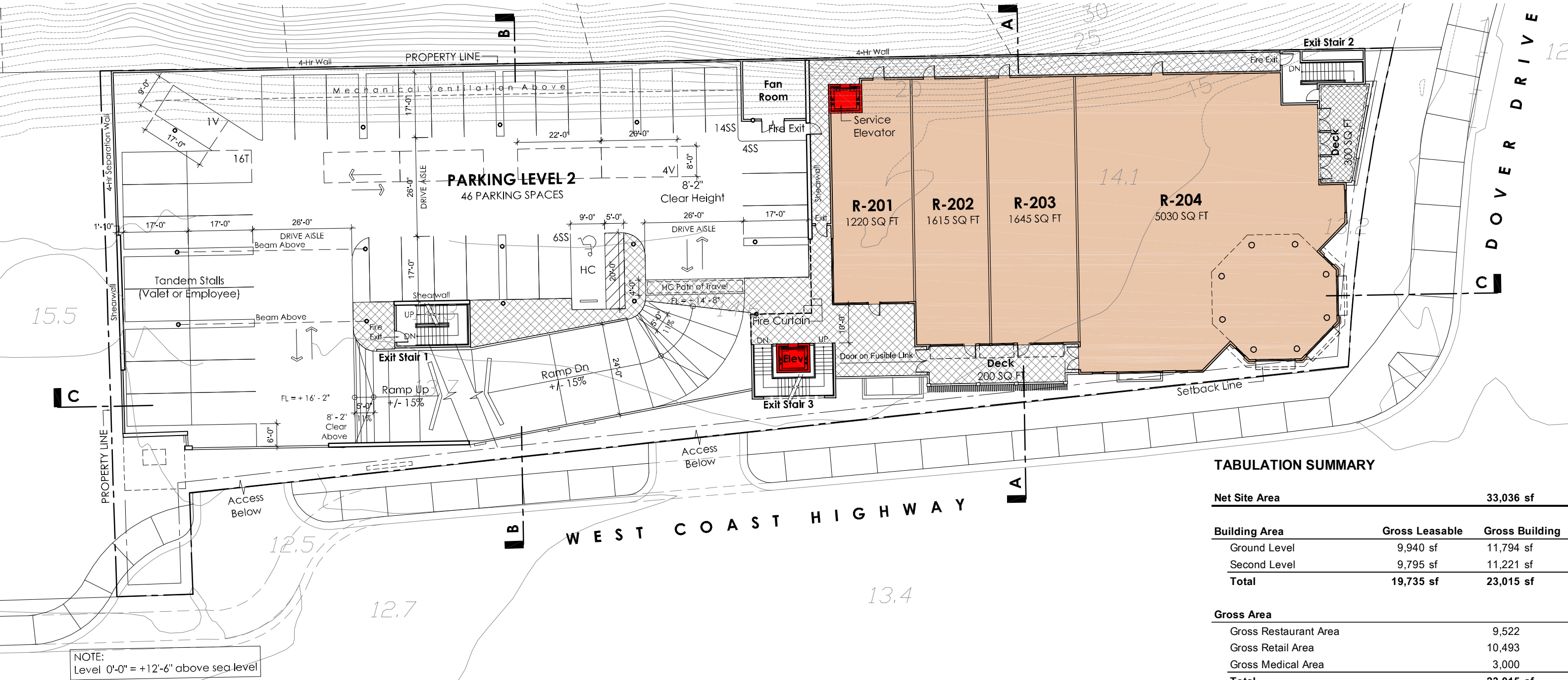


Road Striping Not to Scale



Ground Level Plan on Site May 25, 2011





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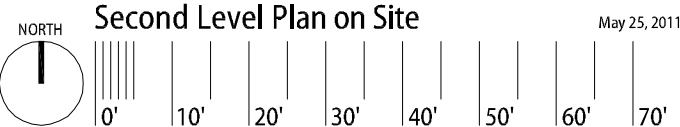
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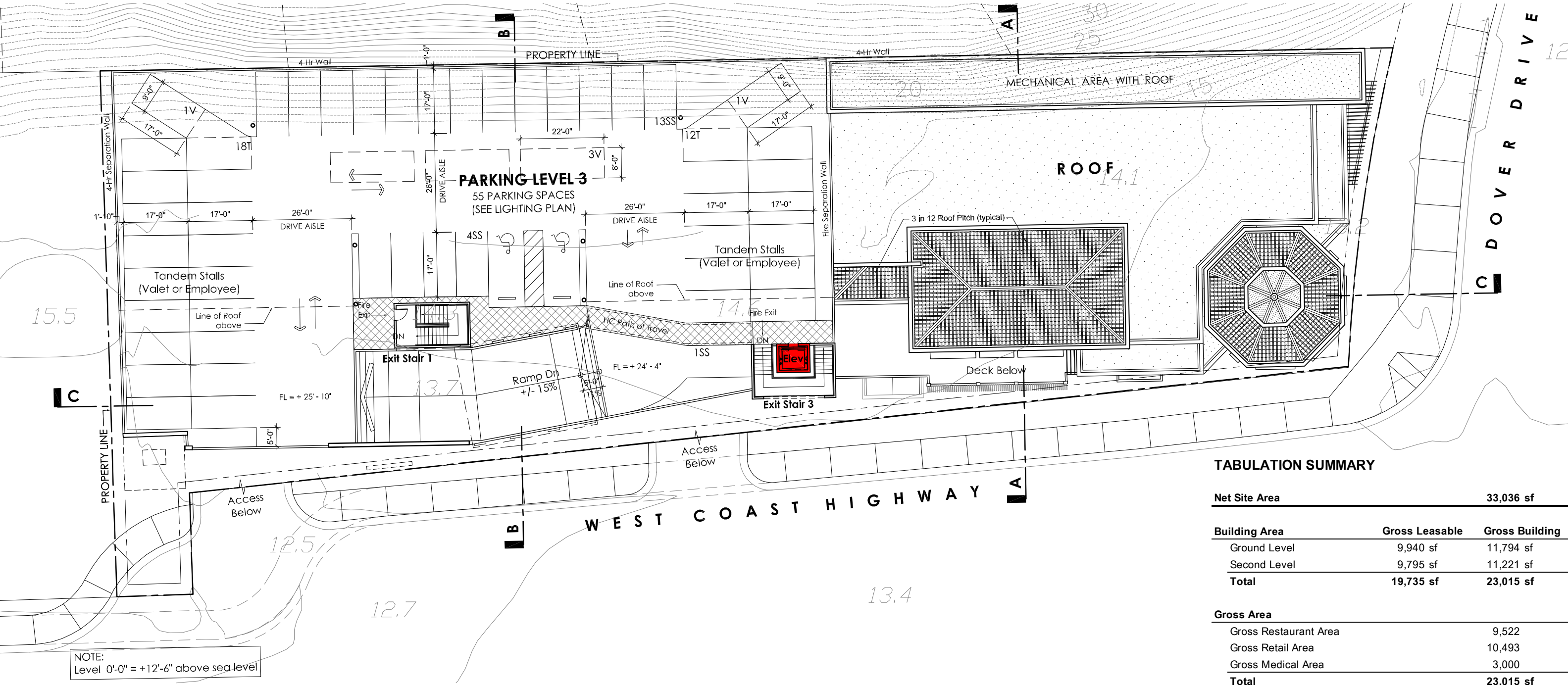
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Newport Beach, CA  
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Location Map  
Not to Scale







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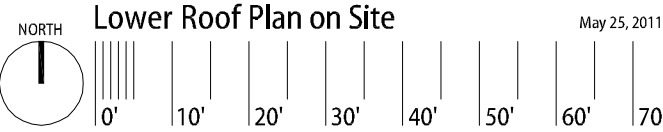
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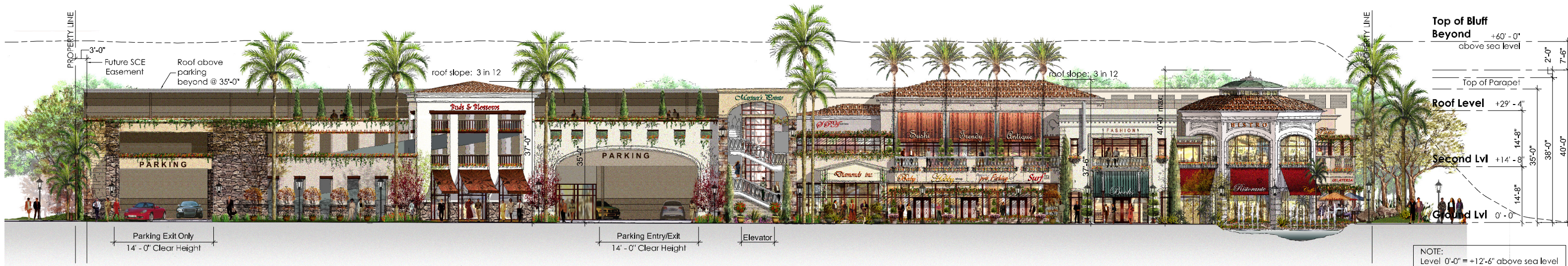
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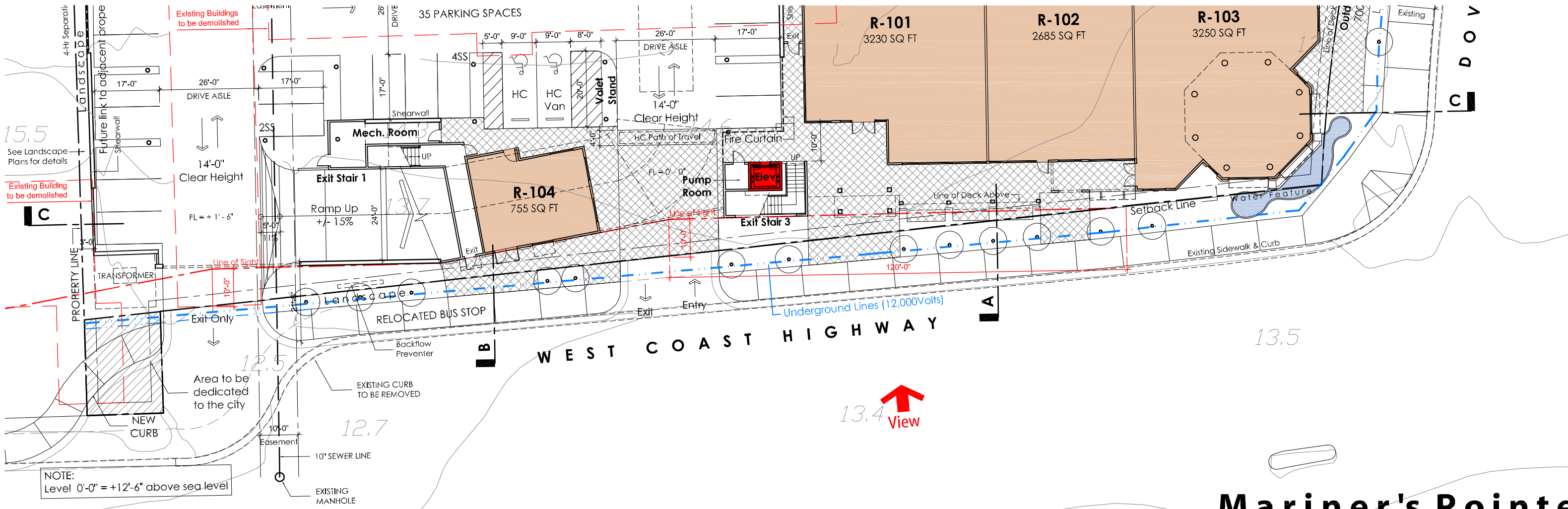
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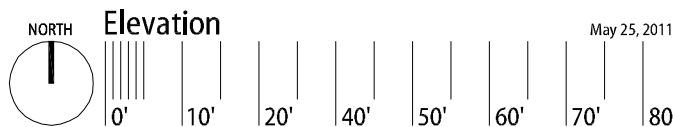




South Elevation - West Coast Highway



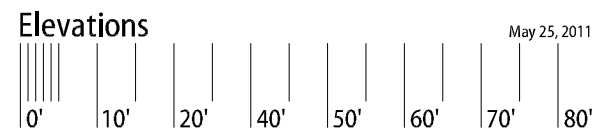
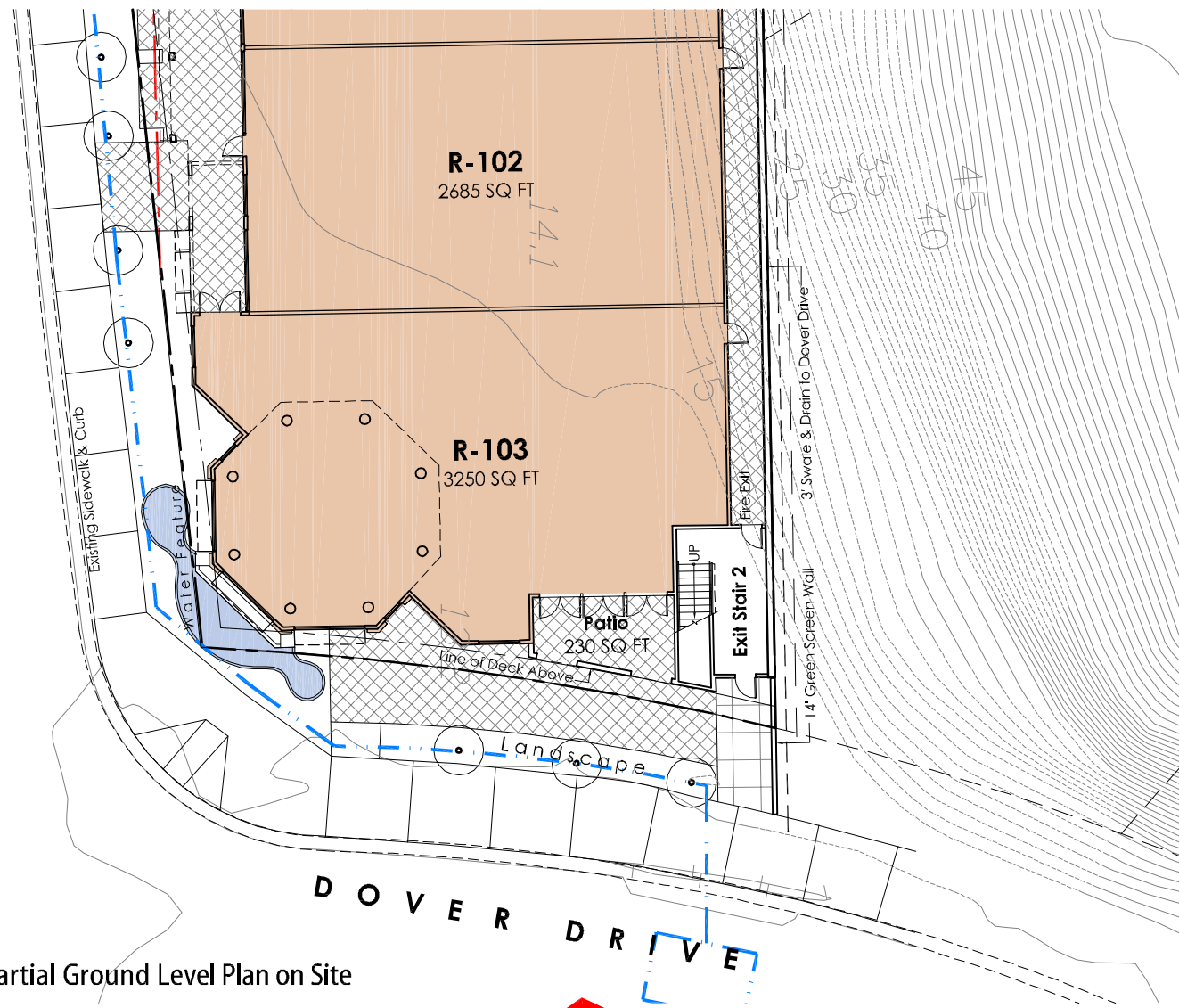
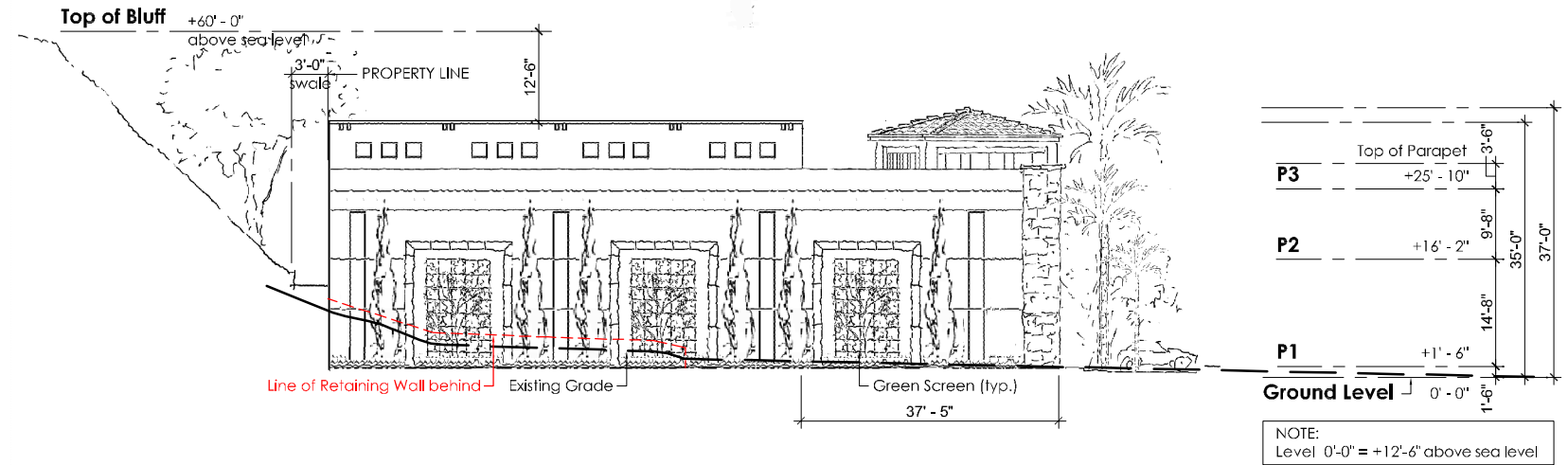
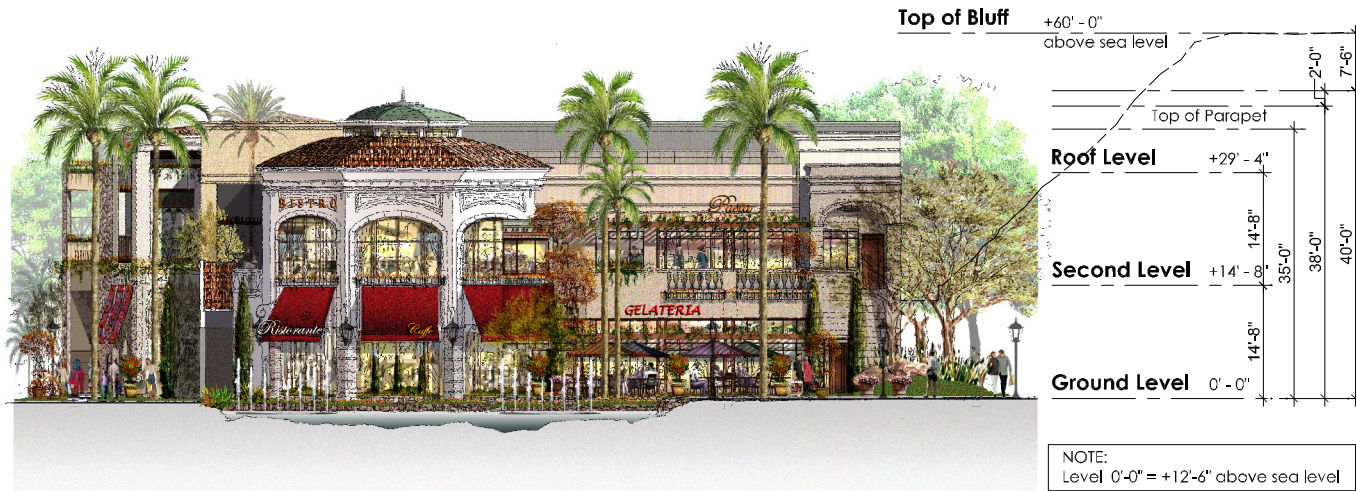
Partial Ground Level Plan on Site



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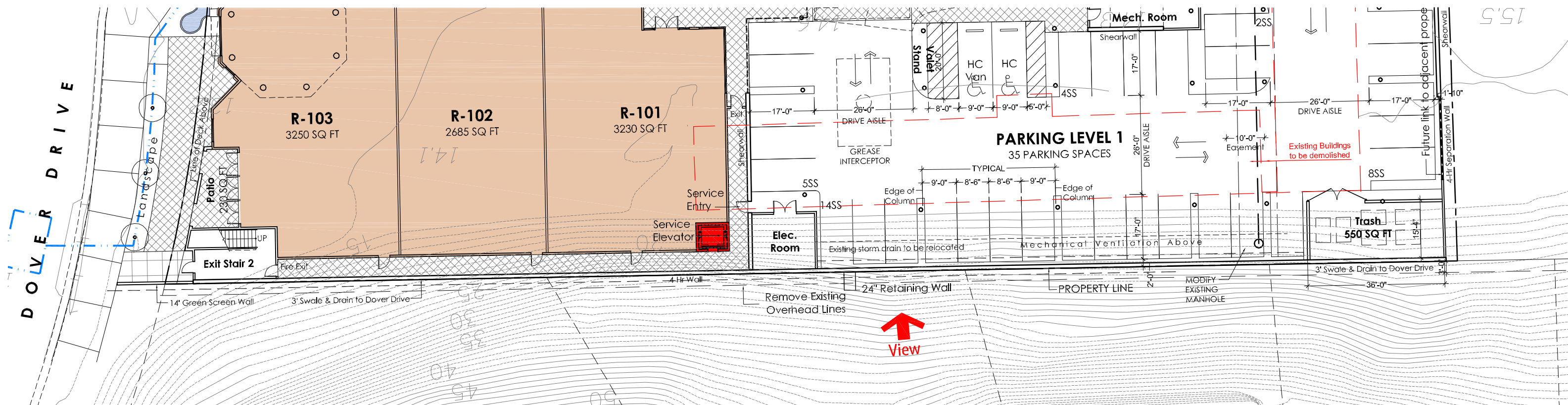
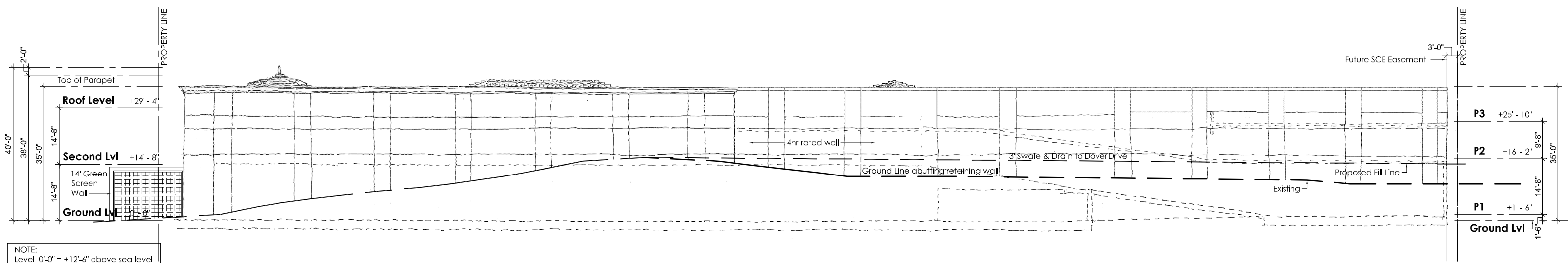




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### Partial Ground Level Plan on Site

## Mariner's Pointe

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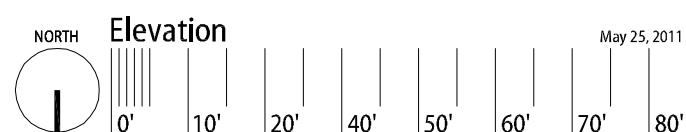
Huntington Beach, CA 92648

S T O U T E N B O R O U G H I N C

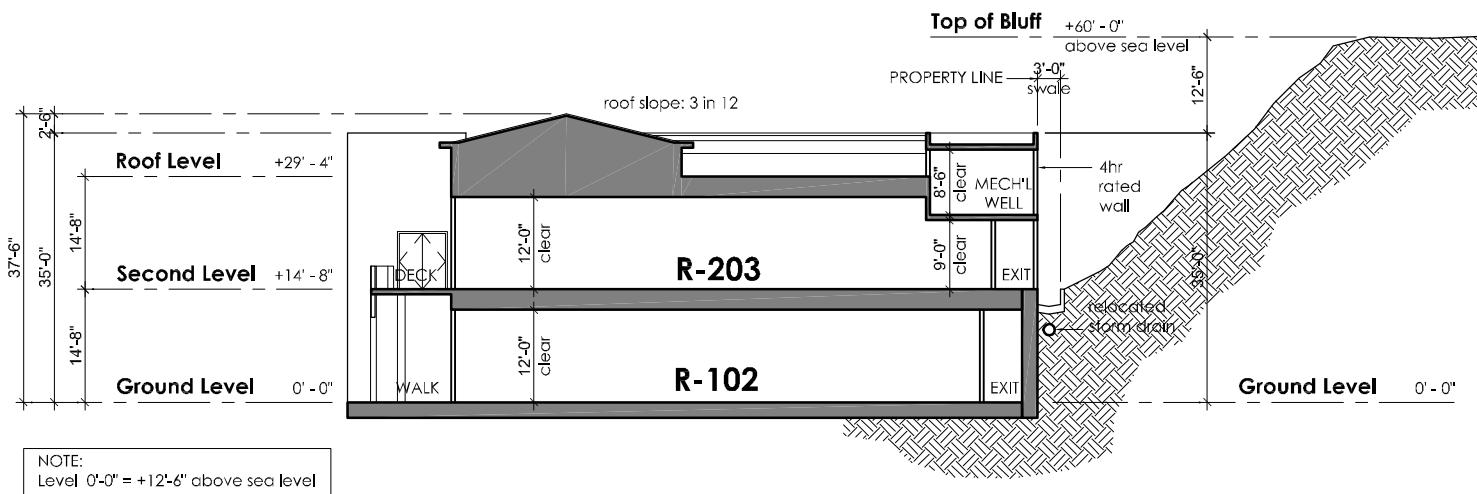
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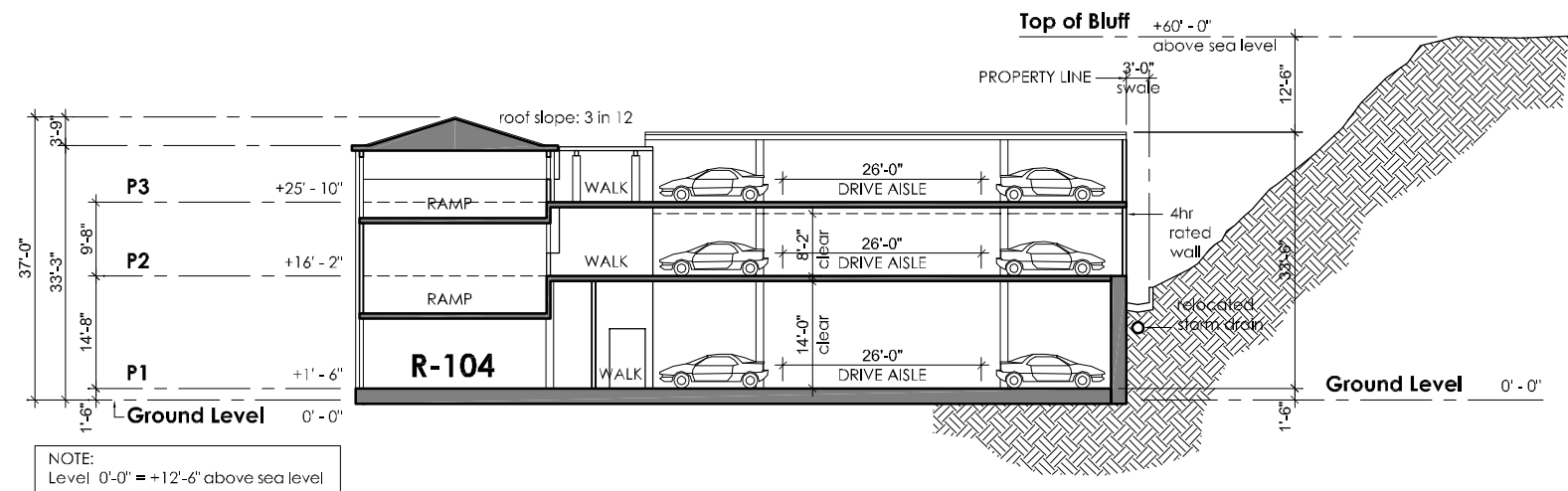
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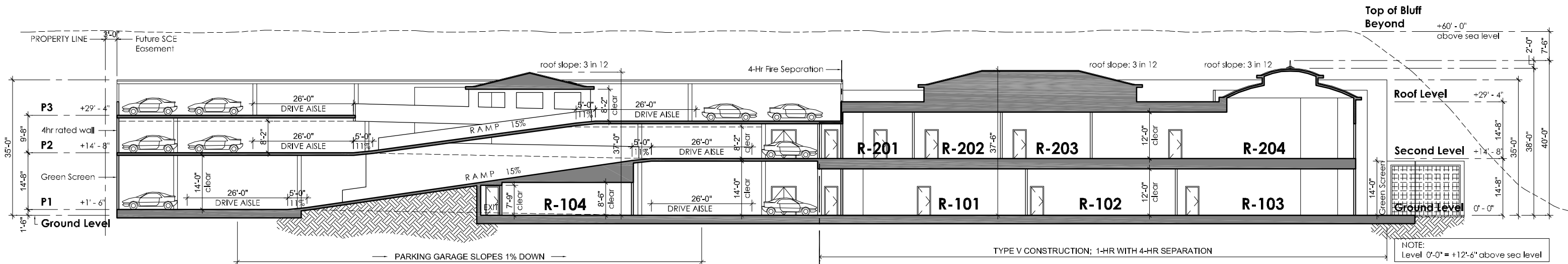
88



Section A - A



Section B - B



Section C - C

## Building Sections

May 25, 2011



# Mariner's Pointe

West Coast Highway at Dover Newport Beach, CA

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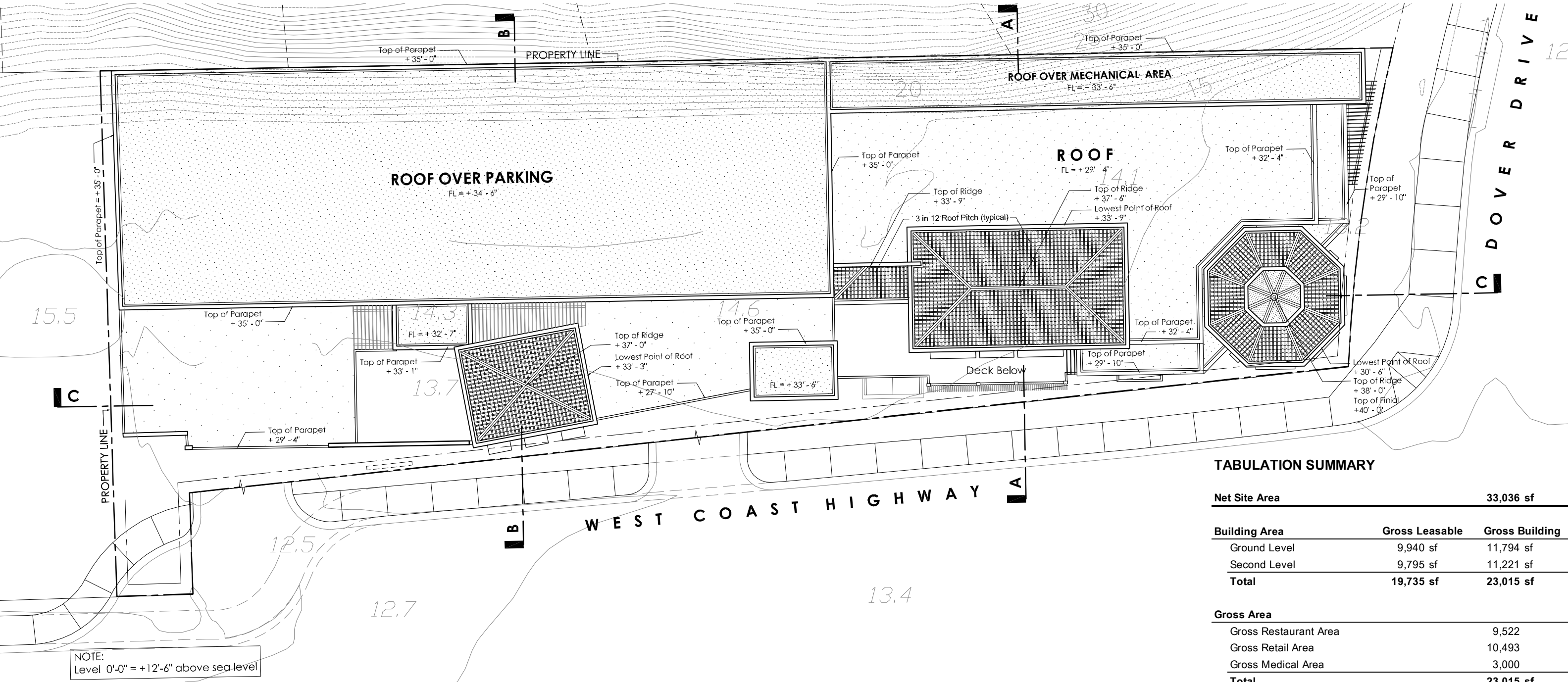
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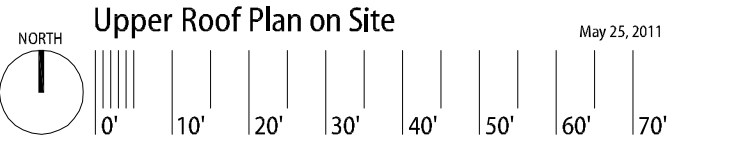
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Location Map Not to Scale



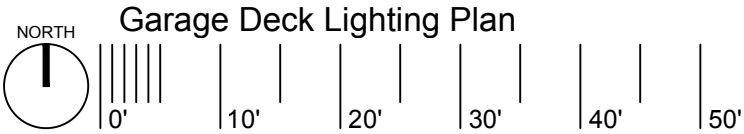
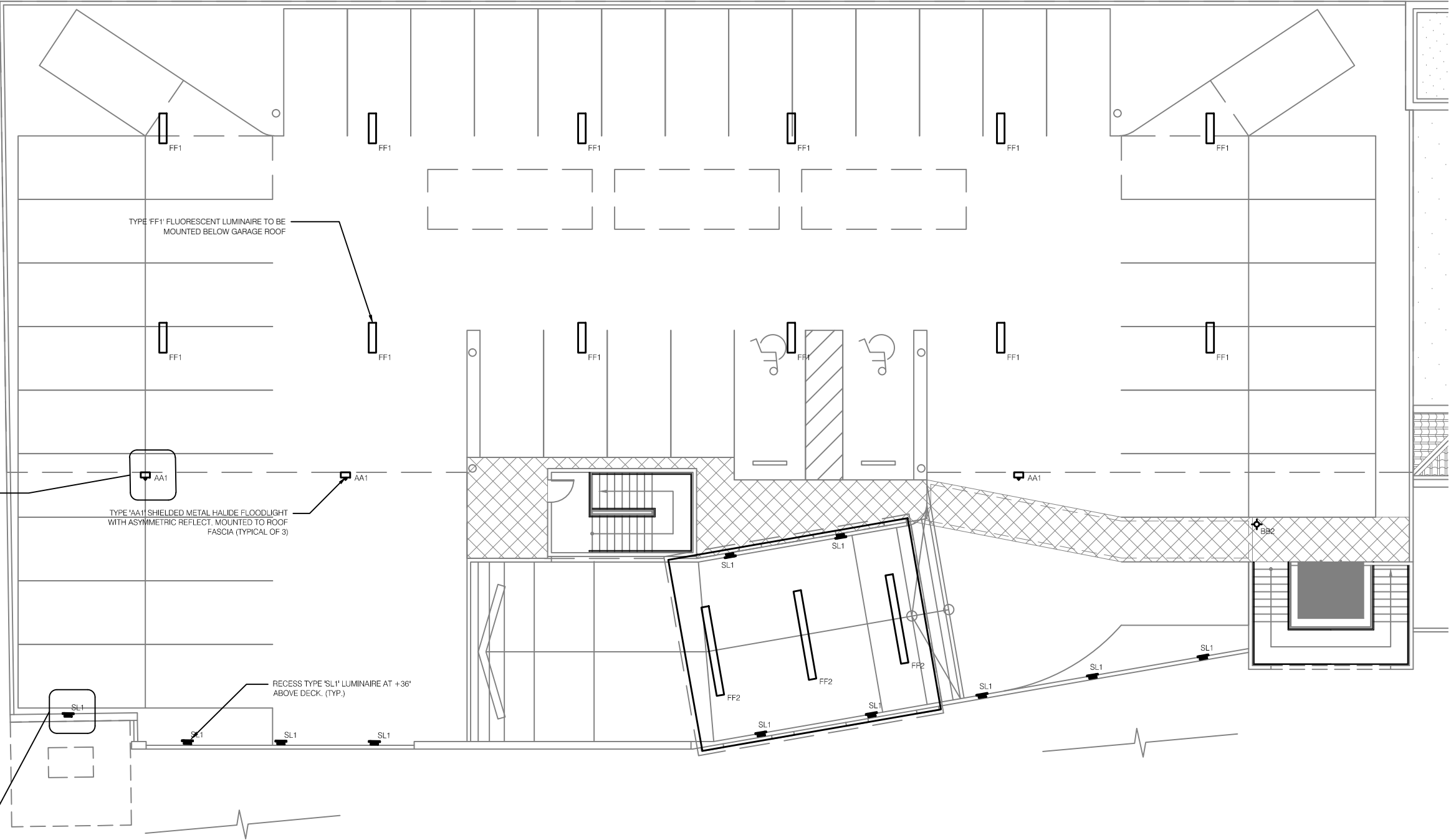




ASYMMETRIC FLOODLIGHT AT ROOF FASCIA



RECESSED LIGHTS AT SOUTH WALL



Garage Deck Lighting Plan

June 10, 2011

Scale :  
1/16" = 1'-0"

THE  
**RUZIKA**  
COMPANY

*Lighting Designers + Theatre Consultants*

2 Executive Circle, Suite 290  
Irvine, California 92614

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(949) 250-0181 fax  
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www.ruzika.com

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ALL ELECTRICAL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE FORMS TO BE PROVIDED BY A LICENSED ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

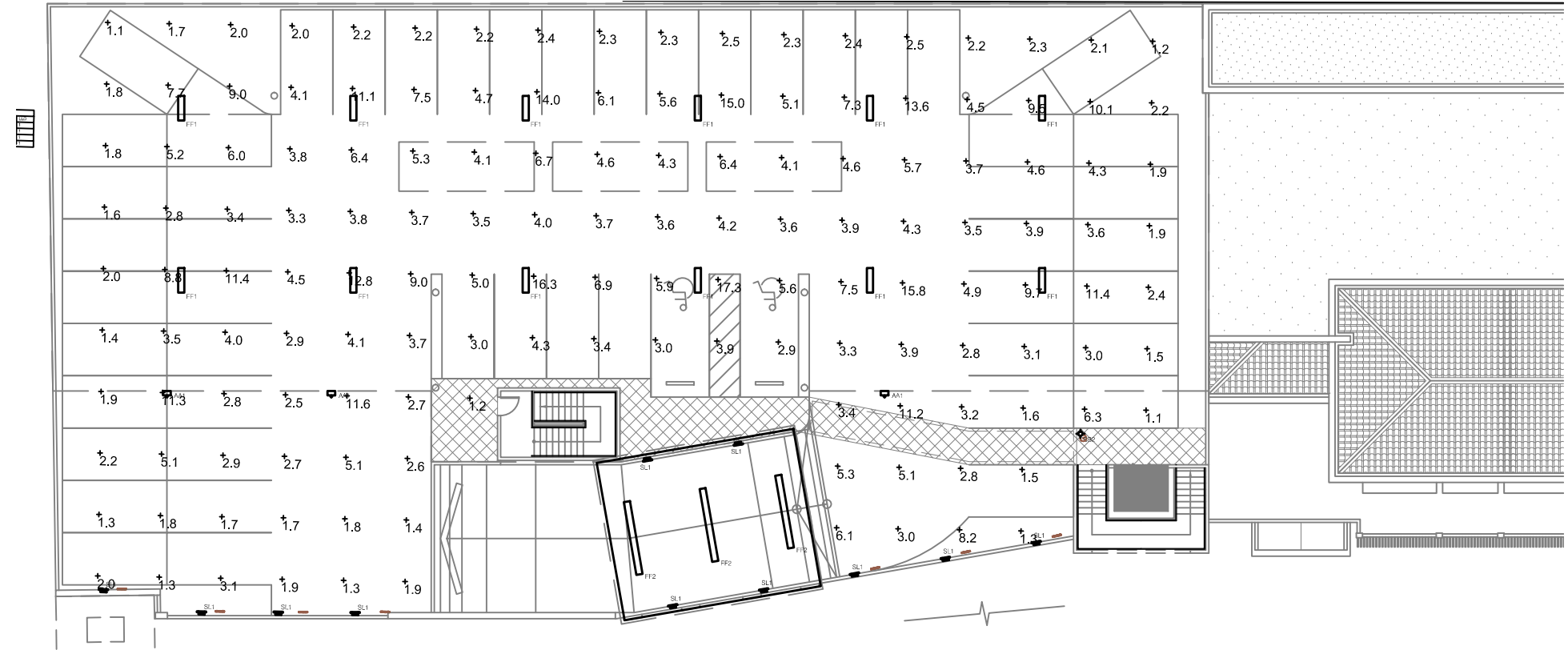
ALL EQUIPMENT ATTACHMENT DETAILS AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

FOR LIGHTING DESIGN INFORMATION ONLY

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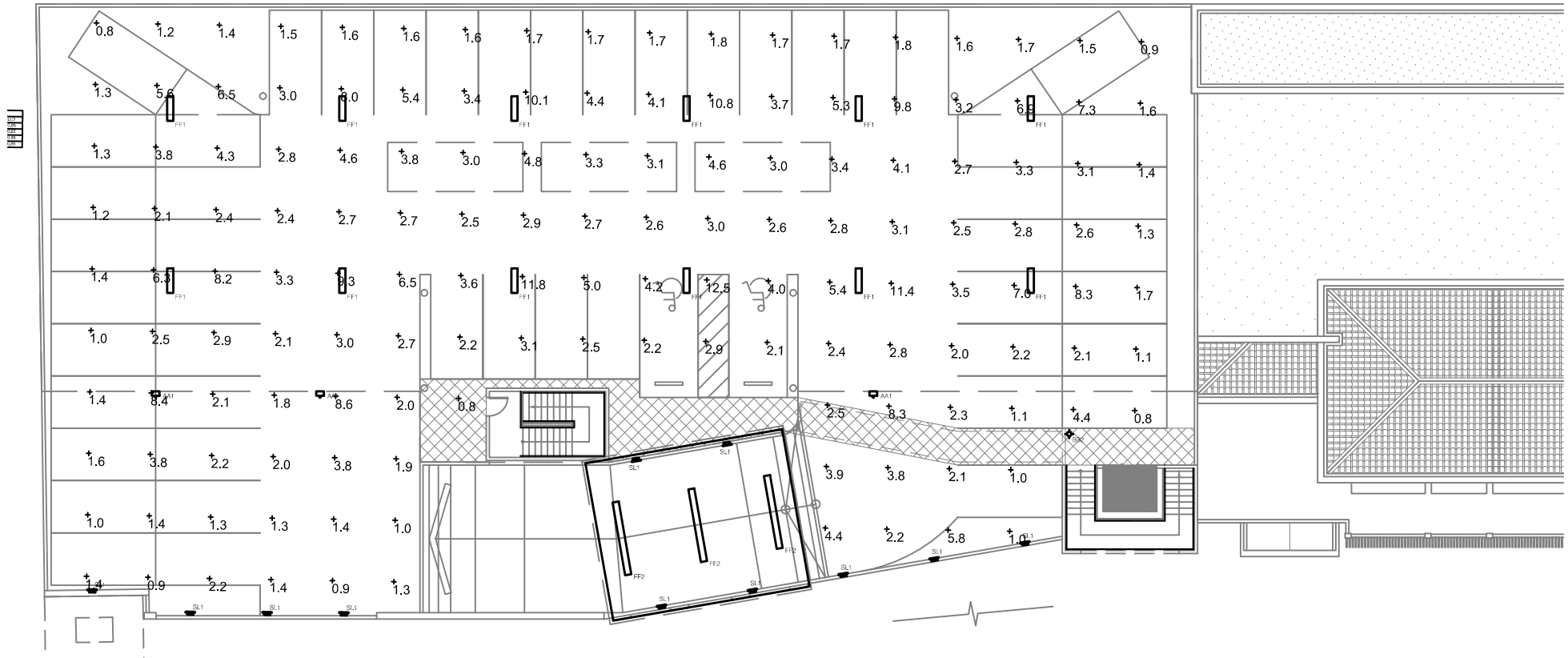




Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Deck	Illuminance	Fc	4.58	17.3	1.1	4.16	15.73

Luminaire Schedule					
Label	Description	Lumens	LLF	LDD	LLD
AA1	Elliptipar M102 - 70MH	6300	1.000	1	1
BB2	Beta BRM 820_821_822_823-50MV_DX_MED (8_ ROUND LOUVER BOLLARD)	5500	1.000	1	1
FF1	Beta BLF-06-W-_-2-032T8F-A	2950	1.000	1	1
SL1	Bega 2852P 32W	2400	1.000	1	1

Initial Illuminance

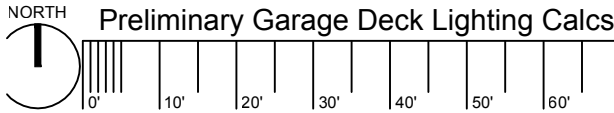


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Deck	Illuminance	Fc	3.58	12.3	0.8	4.16	15.83

Luminaire Schedule					
Label	Description	Lumens	LLF	LDD	LLD
AA1	Elliptipar M102 - 70MH	6300	0.748	0.88	0.85
BB2	Beta BM 820_821_822_823-50MV_DX_MED (8_ ROUND LOUVER BOLLARD)	5500	0.701	0.825	0.85
FF1	Beta BLF-06-W-_-2-032T8F-A	2950	0.723	0.85	0.85
SL1	Bega 2852P 32W	2400	0.701	0.825	0.85

Maintained Illuminance

Preliminary Garage Deck Lighting Calcs



June 10, 2011

Scale :  
1" = 20'



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FOR LIGHTING DESIGN INFORMATION ONLY

# Mariner's Point

West Coast Highway at Dover Newport Beach, CA

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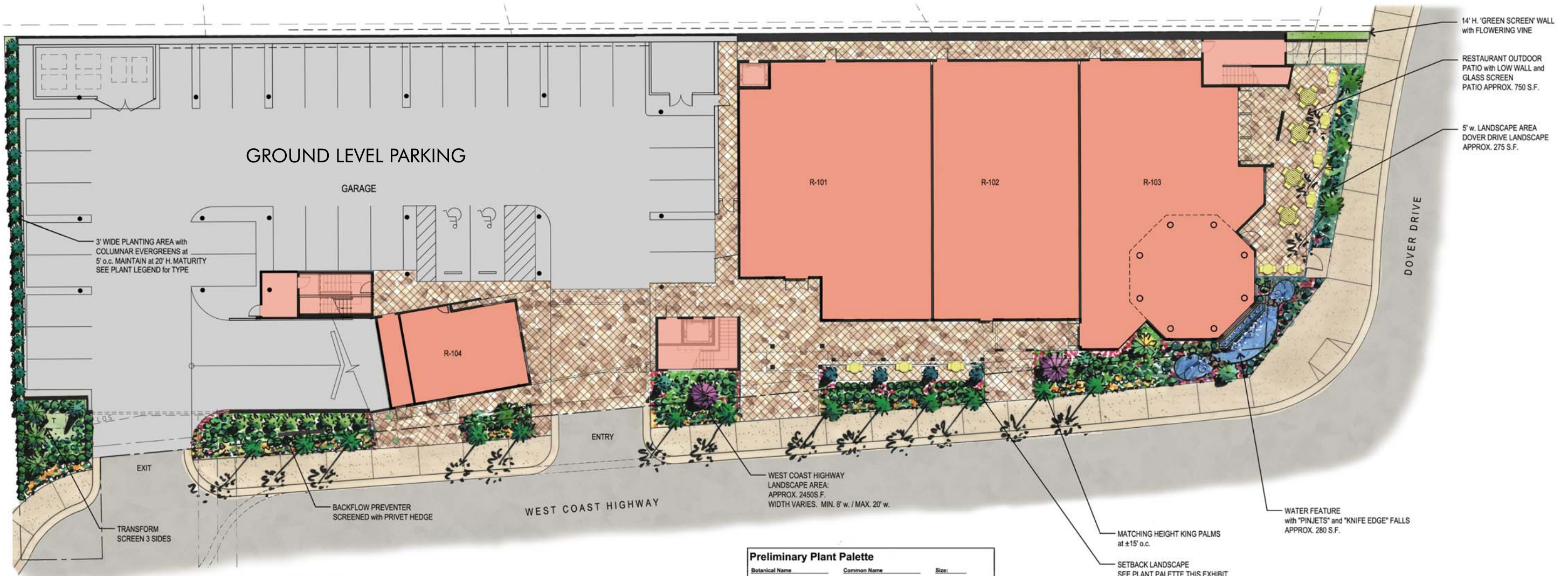
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Preliminary Planting & Irrigation Concept Statement

1. Provide simple, bold and low maintenance landscape planting design which incorporates many non-invasive and water conserving plant types. Landscape elements visible from the public realm will blend with and appear to be an extension of the Mariner's Mile Design Framework landscape objective.
2. Each plant hydrozone shall have plant material with similar water requirements.
3. Provide a variety of plant material shapes, sizes and texture in an informal arrangement compatible with the architectural theme.
4. The landscape potable water irrigation design will be designed to provide the most efficient and conserving means to distribute irrigation water with the latest technology for water conservation.
5. All landscape improvements will meet the requirements contained in the City of Newport Beach Mariner's Mile Design Framework and N.B.M.C. 14.17 "Water Efficient Landscape Ordinance"
6. The Conceptual Landscape Plan has been prepared by a registered Landscape Architect.

Water Feature Narrative:

The proposed water feature, visible from the intersection of Dover Drive and West Coast Highway, will have a naturalistic form with contemporary influences compatible with the architectural theme.

The maximum water depth is 18". Water effects include a clean, knife-edge water weir falling towards the street at the center and a naturalistic, low water wall at each end of the feature.

The edges, softened by the adjacent plant material will be a combination of eroded, colored concrete and natural stone.

The recirculating water system equipment will be concealed in a vault in the landscape area.

The surface area of the water feature is included in the high water use hydrozone area of the water budget calculation.

Preliminary Plant Palette

Botanical Name	Common Name	Size:
<b>PACIFIC COAST HIGHWAY EDGE LANDSCAPE</b> (per Section 3.20):		
Palm: <i>Washingtonia robusta</i>	Mexican Fan Palm	20' b.t.h
Shrub: <i>Ligustrum j. "Texanum"</i>	Texas Privet	5 gal. Hedge
<b>P.C.H. and DOVER DRIVE LANDSCAPE SETBACK</b> (from back of walk to face of building):		
<b>Trees and Palms:</b>		
<i>Archidus "Mariner"</i>	Hybrid Strawberry Tree	24" box
<i>Archontophoenix cunninghamiana</i>	King Palm - multi	36" box
<i>Cupressus sempervirens</i>	Italian Cypress	24" box
<i>Dracaena drago</i>	Dragon Tree-min. 3 arms	24" box
<i>Magnolia "Little Gem"</i>	Southern Magnolia	24" box
<i>Olea europaea "Swan Hill"</i>	Fruitless Olive-multi	48" box
<i>Tipuana tipu</i>	Tipu Tree	24" box
<i>Trachycarpus fortunei</i>	Windmill Palm - Hts. Vary	8' to 12' b.t.h.
<i>Tristania conferta</i>	Brisbane Box - low branch	24" box
<b>Shrubs:</b>		
<b>Background: (minimum 5 gallon size)</b>		
<i>Prunus caroliniana "Bright and Tight"</i>	Carolina Cherry	
<i>Streitzia nicotia</i>	Giant Bird of Paradise	
<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm-multi	
<i>Feijoa sellowiana</i>	Pineapple Guava	
<i>Tecoma stans</i>	Yellow Bells	
<i>Westringia fruticosa</i>	Coast Rosemary	
<b>Middleground: (minimum 5 gallon size)</b>		
<i>Angoenthesia sp. "Bush Gold"</i>	Kangaroo Paw	
<i>Bougainvillea rosea</i>	Shrub type Bougainvillea	
<i>Callistemon "Little John"</i>	Dwarf Bottlebrush	
<i>Dielsia bicolor</i>	Butterfly Iris	
<i>Grevillea species</i>	Grevillea	
<i>Hemerocallis hybrids</i>	Evergreen Daylilies	
<i>Pittosporum species</i>	Mock Orange	
<i>Raphiolepis indica species</i>	India Hawthorn	
<i>Streitzia reginae</i>	Bird of Paradise	
<b>Foreground: (minimum 1 gallon size)</b>		
<i>Bougainvillea "Do La La"</i>	Bougainvillea	
<i>Carissa m. "Horizontalis"</i>	Natal Plum	
<i>Carex species</i>	Sedge	
<i>Festuca ovina glauca</i>	Blue Fescue	
<i>Hemerocallis hybrids</i>	Evergreen Daylilies	
<i>Rosmarinus o. prostratus</i>	Dwarf Rosemary	
<i>Trachelospermum jasminoides</i>	Star Jasmine	
<b>Accent / Color shrubs (minimum 5 gallon size)</b>		
<i>Aeonium x floribundum</i>	Aeonium Hybrid	
<i>Aloe species</i>	Aloe	
<i>Agave species</i>	Agave	
<i>Cycas revoluta</i>	Sago	
<i>Hesperaloe parviflora</i>	Red Yucca	
<i>Nassella tenuissima</i>	Mexican Feather Grass	
<i>Stipa species</i>	Feather Grass	
<b>Vines and Espalliers (minimum 5 gallon size)</b>		
<i>Bougainvillea "La Jolla Red"</i>	Bougainvillea	
<i>Citrus species</i>	Thornless Citrus	
<i>Distictus buccinatoria</i>	Blood Red Trumpet Vine	
<i>Distictus riveral</i>	Royal Trumpet Vine	
<i>Magnolia "Little Gem"</i>	Southern Magnolia	
<i>Solanum jasminoides</i>	Potato Vine	
<b>GREEN SCREEN WALL:</b>		
<i>Distictus buccinatoria</i>	Blood Red Trumpet Vine	
<b>NORTH-SIDE OF PARKING STRUCTURE</b>		
<i>Pittosporum eugenioides "Variegata"</i>	Wavy-Leaf Pittosporum	15 gallon at 6' o.c.
<b>LINE OF SIGHT NOTE:</b>		
Maintain shrubs at 24" high inside of Line of Sight at driveways and street intersections.		

Landscape Documentation Package Note:

A landscape documentation package by the project applicant is required to be submitted to the City of Newport Beach pursuant to section 2.1 of the Water Efficient Ordinance Standards.

Landscape Areas:

WEST COAST HIGHWAY	: 2,450 S.F.
DOVER DRIVE	: 275 S.F.
WATER FEATURE	: 280 S.F.
APPROXIMATE TOTAL	: 3,005 S.F.

LANDSCAPE AREA EXCEEDS 2,500 S.F. and IS SUBJECT TO N.B.M.C. 14.17 "WATER EFFICIENT LANDSCAPE ORDINANCE"

Water Quality Best Management Practices (B.M.P.)

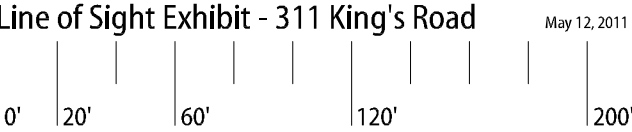
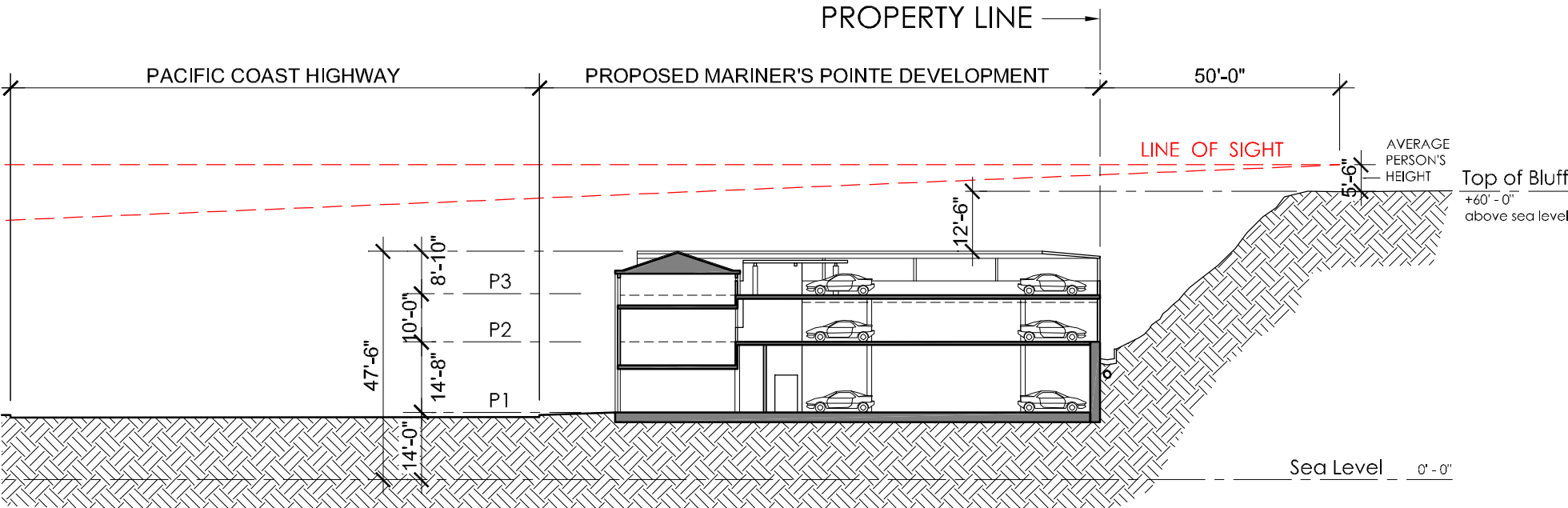
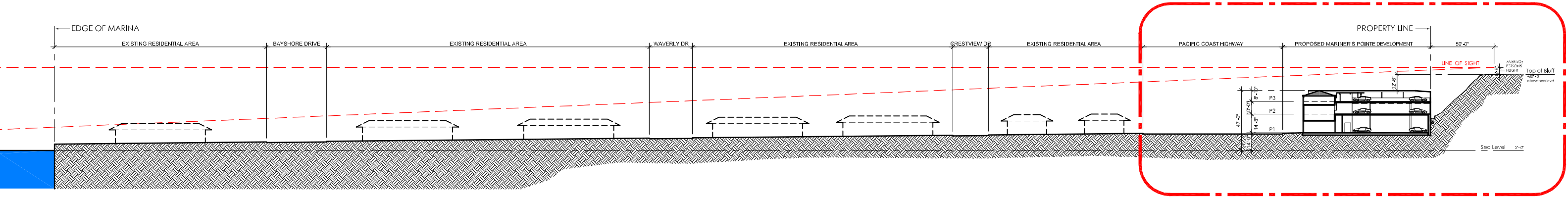
1. Planting areas have been incorporated into the hardscape layout. Hardscape paving drains into the landscape areas wherever possible.
2. Surface drainage is directed into the landscape areas to retain significant amounts of water on-site.
3. Roof downspouts daylight or flow into landscape areas wherever possible.
4. Use of low water consumptive plant material and proper irrigation techniques take into consideration hydrozones, sun and shade exposures and soil types.

CONCEPTUAL LANDSCAPE PLAN



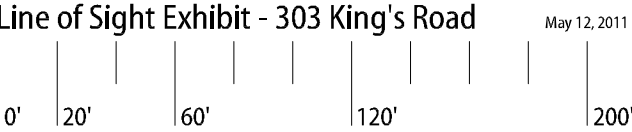
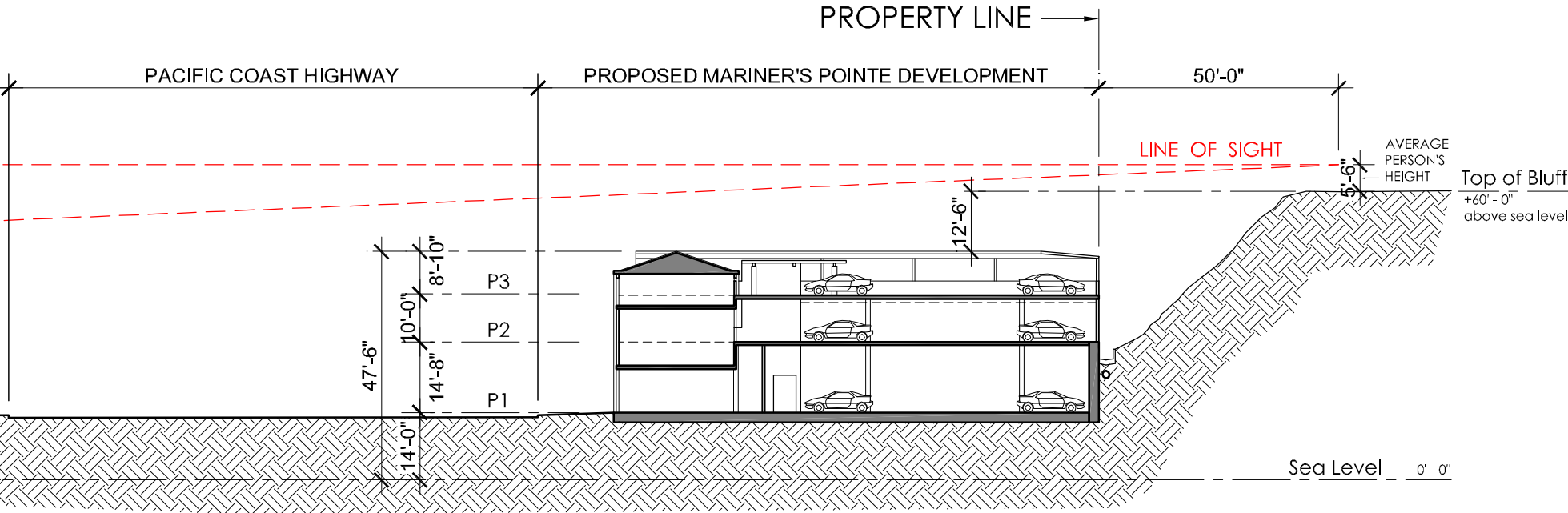
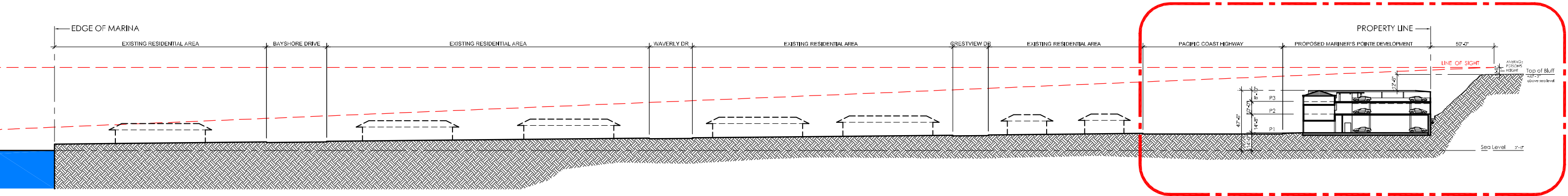
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Huntington Beach, CA 92648





**Mariner's Pointe**  
West Coast Highway at Dover  
Newport Beach, CA  
WINSTON'S JEWELERS c/o VBAS Properties, Inc  
18582 Beach Boulevard, Suite 226  
Huntington Beach, CA 92648

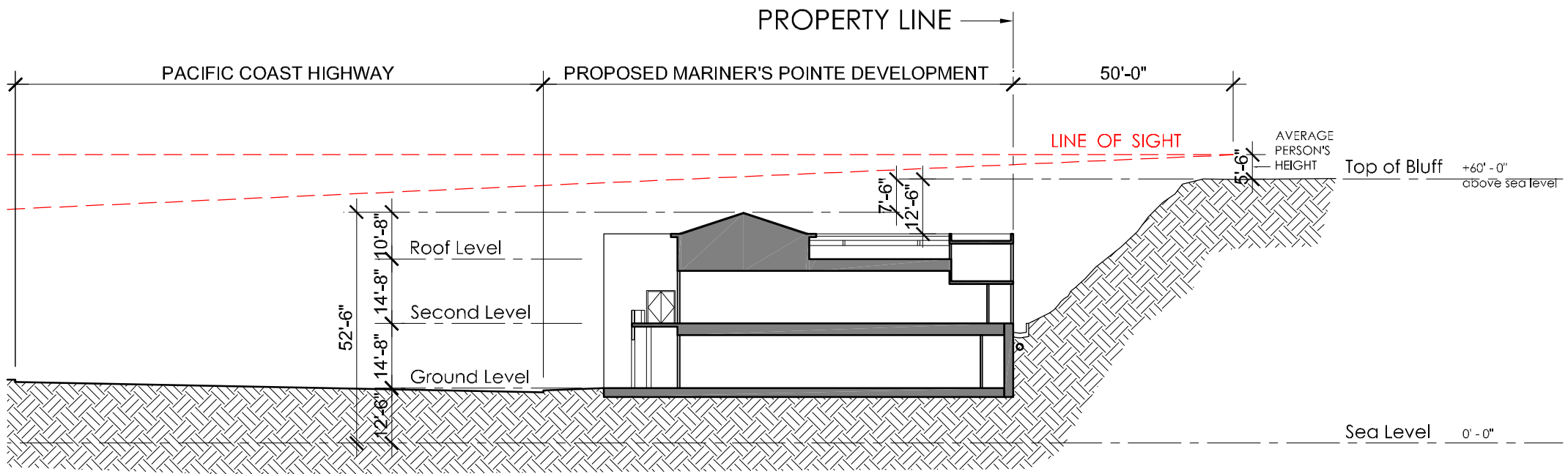
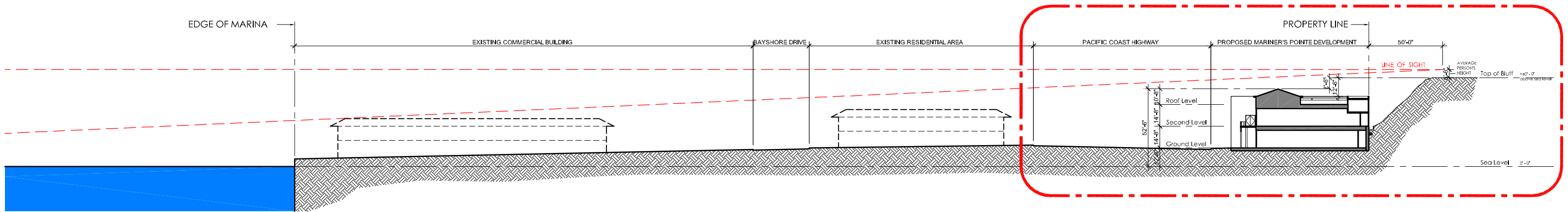
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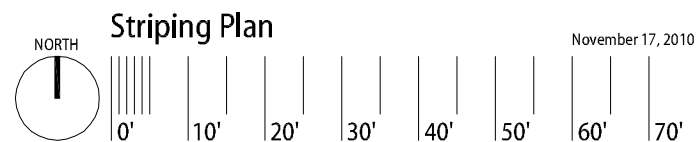
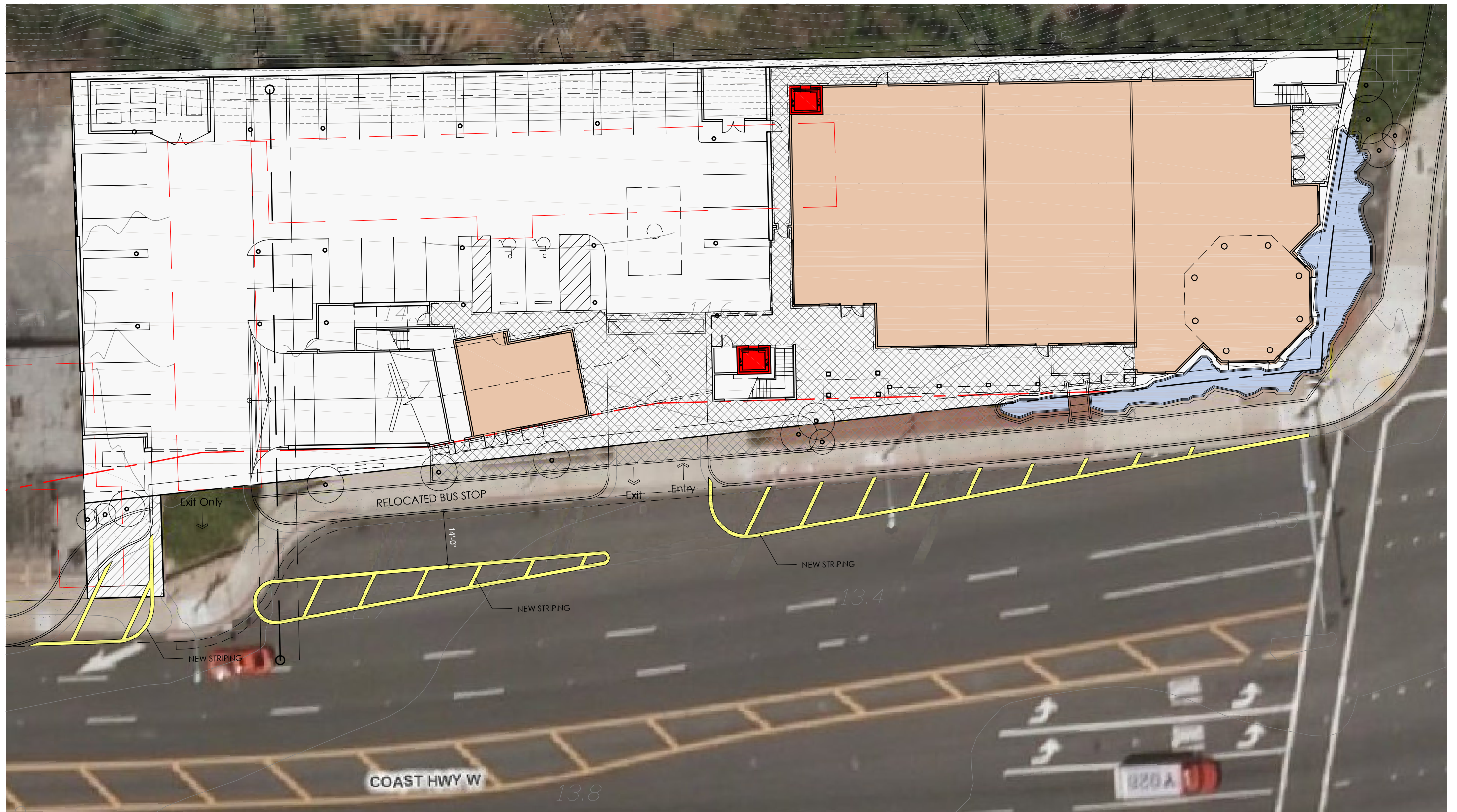
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Line of Sight Exhibit - 100 King's Place May 12, 2011





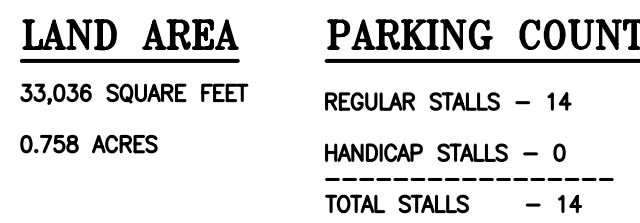
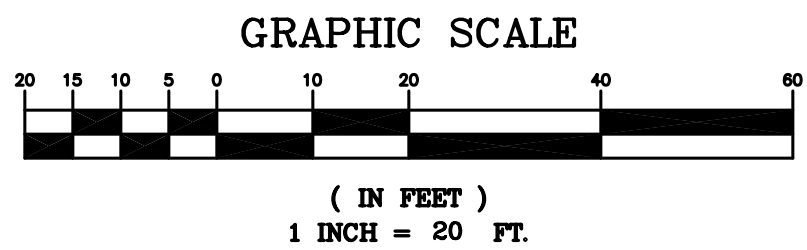


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THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CALIFORNIA CERTIFIES TO (U) LAWYERS TITLE (U) (II) AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH THIS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL" REQUIREMENTS FOR ALTA/ACMA LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), (B)(1), (7)(C), 8, 9, 10, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVEGROUND, ON-SITE OBSERVATION) 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREON.

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL" AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACMA LAND TITLE SURVEYS.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

DATE \_\_\_\_\_

C. J. GUYERLE, RS 2988

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD "CERTIFY" OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION OR REPORT AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SHEET NO. 1		SHEET TITLE		A.L.T.A./A.C.S.M. LAND TITLE SURVEY		DATE 3-18-10		PROJECT ENGINEER ANACAL ENGINEERING CO.		REVISIONS	
PROJECT		MARINER'S MILE 200-320 WEST COAST HIGHWAY		SCALE 1" = 10'		CIVIL ENGINEERING & LAND SURVEYING		NO.		DESCRIPTION	
DRAWN V. F. L.		CHECKED C. J. Q.		1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805		PHONE: 714-774-1763 FAX: 714-774-4690					
A.E.C. NO. 10028-AT		NEWPORT BEACH, CALIFORNIA		E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM							

